

Prepared by:
Stan McDonald, Jacob Title, LLC
807C Shoney Dr. SW
Huntsville, AL 35801

After Recording Return To:
Terry Reach
3000 Highway 77
Columbiana, AL 35051

File Number: 2021-180
Purchase Price: \$200,000.00

STATE OF ALABAMA
SHELBY COUNTY

Warranty Deed

KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, the undersigned, **The Estate of Gloria Ann Hooten, Deceased, Case Number PR-2019-00062, whose address is: 1319 7th St. SW, Alabaster, AL 35007,** (hereinafter referred to as GRANTORS) do hereby grant, bargain, sell and convey unto, **Terry Reach, whose address is: 3000 Highway 77, Columbiana, AL 35051,** (hereinafter referred to as GRANTEE) the following real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of NW 1/4 of Section 34, Township 21 South, range 1 East, Shelby County, Alabama, described as follows: from the Northeast corner of said 1/4 1/4 Section, run due West along the North 1/4 1/4 line 462 feet; thence due South 208.7 feet to the beginning point of subject lot; from said point, continue said course 85.7 feet; thence run South 74 deg. 00 min. East 488 feet; thence run due South 12.5 feet; thence run North 89 deg. 29 min. West 1286.6 feet to the East right of way line of County Road No. 77; thence along said right of way line North 06 deg. 39 min. East 222.5 feet; thence due East 793.1 feet to the beginning point; being situated in Shelby County, Alabama.

The subject property is also known as: 3000 Highway 77, Columbiana, AL 35051.

This deed is being executed by Terry W. Reach as Personal Representative of the Estate of Gloria Ann Hooten, Deceased, per Letters of Testamentary issued on February 13, 2019 in Case Number: PR-2019-000062, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, and to her heirs and assigns, forever.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises;

WARRANTY DEED

that it is free from all encumbrances except ad valorem taxes for the current year and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, The Estate of Gloria Ann Hooten by Terry W. Reach, as Personal Representative, who is authorized to execute this conveyance, has hereunto set their signature and seal on this the 17th day of February, 2020.

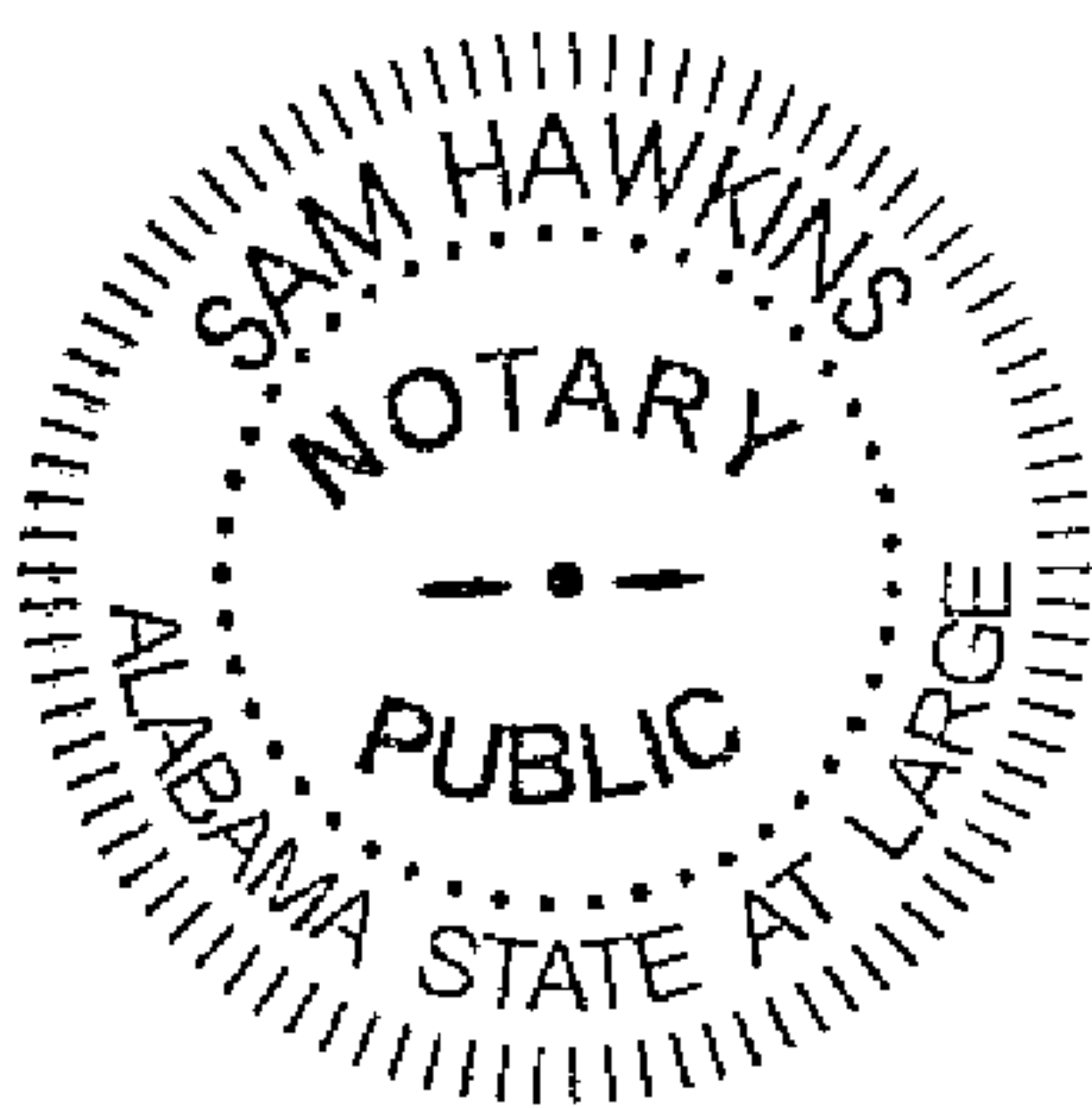
The Estate of Gloria Ann Hooten

Terry W. Reach Personal Representative
By: Terry W. Reach
Its: Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry W. Reach, whose name as Personal Representatives of The Estate of Gloria Ann Hooten are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 17th day of February, 2021.

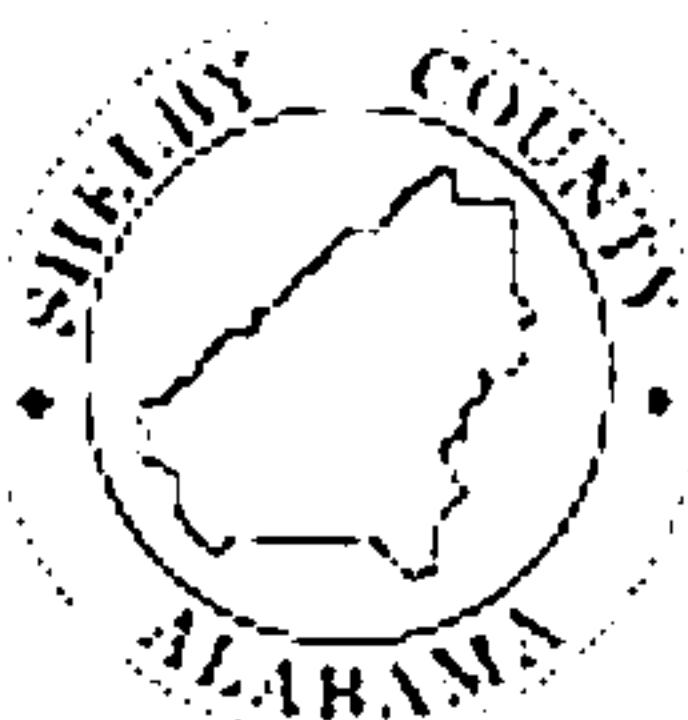


[Signature]
Notary Public
My Commission Expires: 8/16/21

WARRANTY DEED

File No.: TEST
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2021 03:31:14 PM
\$26.00 CHARITY
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Allen S. Bayl